

HOUSING
report

MAX BROOCK REALTORS®

OCTOBER 2026
SOUTHEAST REGION

OCT 2026
HOUSING REPORT

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Fall Showing Expectations

Southeast Michigan sellers are seeing fewer buyers walk through their doors. September showings per listing were down 24% from a year ago in Oakland County, 23% in Macomb and 13% in Wayne. Livingston held nearly steady, down just 2%.

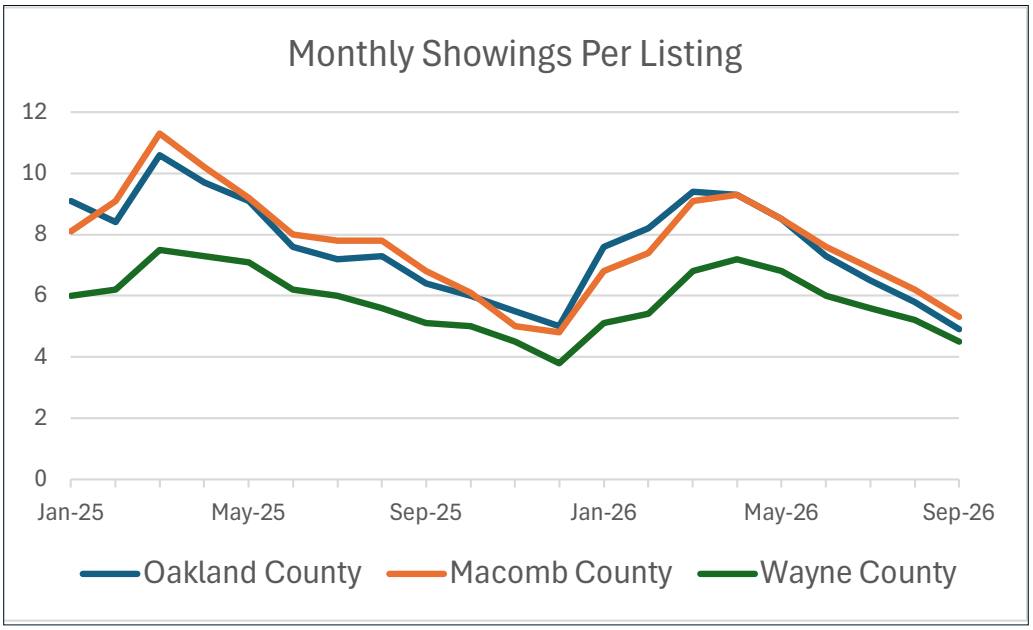
This is more than the normal slowdown from spring to fall. These comparisons measure September against September. In Oakland and Macomb, listings averaged roughly three visits for every four received last year.

For agents, the distinction matters. A seller getting fewer showings than a neighbor did last year may be experiencing the broader slowdown. A seller getting fewer showings than comparable homes competing today needs a closer review of price, presentation and showing access.

The response should also depend on what buyers are doing. Few visits mean the home is struggling to attract attention. Visits without offers mean buyers are looking but have not found enough reason to act. Buyer feedback and competing listings can help identify what needs to change.

For buyers, lighter traffic may provide more time to compare homes and more room to negotiate. But county averages cannot tell them whether a particular property will draw competing offers.

The useful seller conversation is: ***"Are we attracting our share of today's buyers—and what are those buyers telling us?"*** That gives agents and clients a clearer basis for deciding whether to stay the course or make an adjustment.



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SEMI 5-County Summary

MONTHLY

5,625
SEP NEW LISTINGS
-10% last month

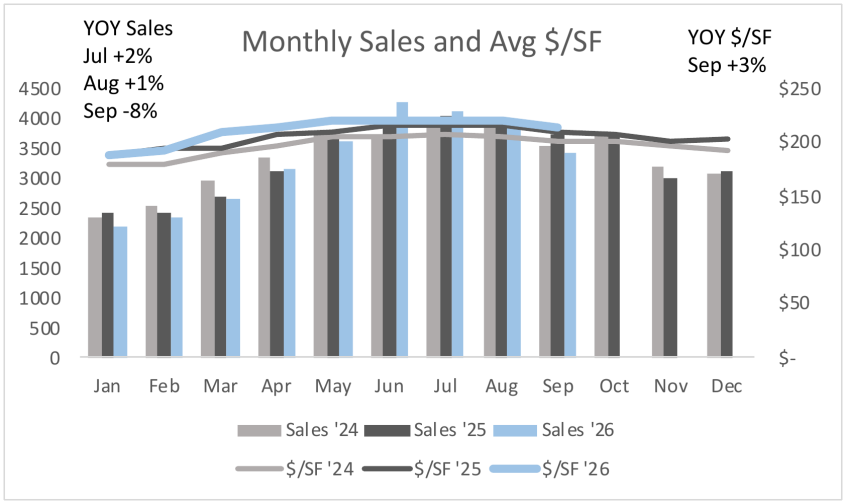
3,193
NEW PENDINGS
-18% from last month

3,437
CLOSED SALES
-12% from last month

$216
PRICE PER SQ FT
-3% last month

$372K
AVG SALE PRICE
-4% last month

Closed Single-Family Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	6,600	6,270	5,625	46,748	48,714	4%
New Pendings	3,891	3,898	3,193	31,027	31,186	1%
Closed Sales	4,150	3,923	3,437	30,022	29,806	-1%
Price/SF	$221	$221	$216	$208	$214	3%
Avg Price	$390,401	$386,593	$371,834	$352,968	$366,707	4%

<$200k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	1,917	1,855	1,671	15,197	14,957	-2%
New Pendings	968	1,027	923	9,055	8,569	-5%
Closed Sales	937	935	855	8,573	7,896	-8%
Price/SF	$111	$111	$110	$110	$109	-2%

$200k-$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	2,461	2,405	2,165	17,267	18,063	5%
New Pendings	1,609	1,614	1,303	12,931	12,888	0%
Closed Sales	1,717	1,595	1,435	12,391	12,217	-1%
Price/SF	$206	$207	$203	$200	$204	2%

>$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	2,222	2,010	1,789	14,284	15,694	10%
New Pendings	1,314	1,257	967	9,041	9,729	8%
Closed Sales	1,496	1,393	1,147	9,058	9,693	7%
Price/SF	$262	$263	$260	$255	$260	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Oakland County

Single-Family Homes

MONTHLY

1,744
SEP NEW LISTINGS
-10% from last month

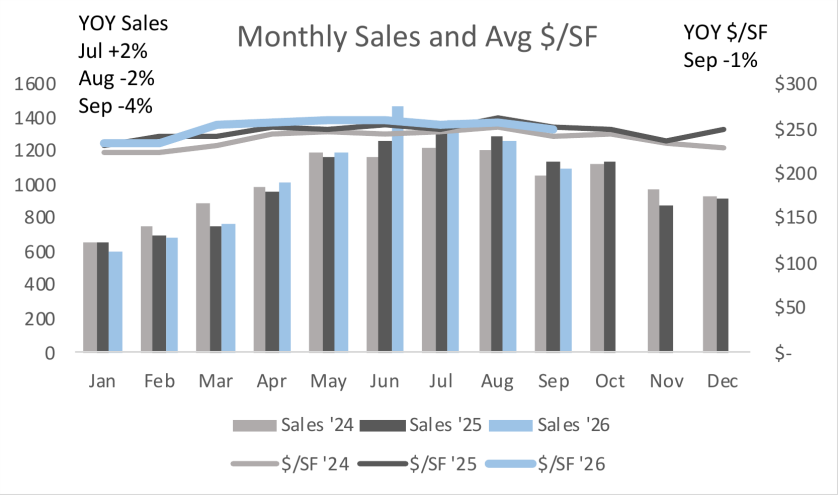
990
NEW PENDINGS
-17% from last month

1,097
CLOSED SALES
-13% from last month

$250
PRICE PER SQ FT
-3% from last month

$494K
AVG SALE PRICE
-5% last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	2,093	1,930	1,744	14,093	15,055	7%
New Pendings	1,265	1,199	990	9,616	9,848	2%
Closed Sales	1,388	1,256	1,097	9,291	9,481	2%
Price/SF	$255	$258	$250	$250	$254	1%
Avg Price	$518,804	$518,229	$493,938	$491,940	$497,488	1%

<$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	561	514	470	3,989	4,040	1%
New Pendings	335	352	287	2,945	2,857	-3%
Closed Sales	344	328	302	2,726	2,617	-4%
Price/SF	$189	$186	$188	$184	$185	0%

$300k-$800k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	1,198	1,138	1,024	8,062	8,604	7%
New Pendings	767	715	595	5,689	5,884	3%
Closed Sales	852	764	680	5,555	5,779	4%
Price/SF	$242	$237	$237	$234	$238	2%

>$800k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	334	278	250	2,042	2,411	18%
New Pendings	163	132	108	982	1,107	13%
Closed Sales	192	164	115	1,010	1,085	7%
Price/SF	$328	$359	$349	$357	$355	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Birmingham/Bloomfield Hills

Single-Family Homes

MONTHLY

88
SEP NEW LISTINGS
+47% from last month

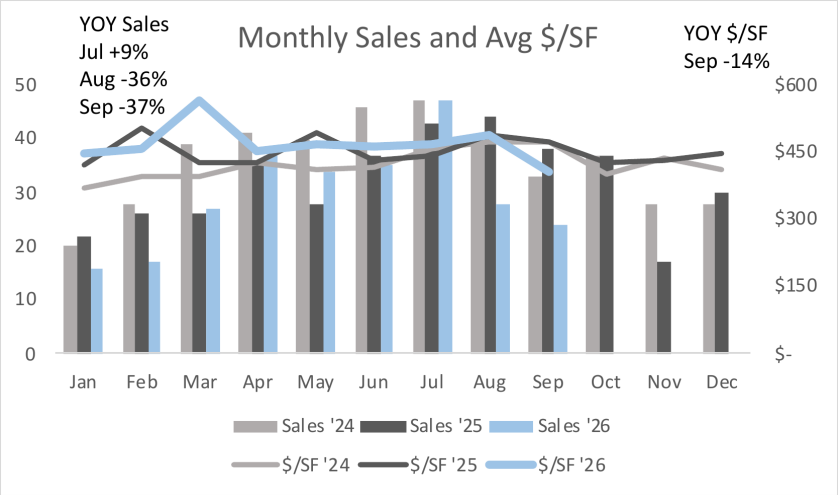
30
NEW PENDINGS
+3% from last month

24
CLOSED SALES
-14% from last month

$408
PRICE PER SQ FT
-17% from last month

$1.28M
AVG SALE PRICE
-9% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	81	60	88	588	626	6%
New Pendings	36	29	30	311	282	-9%
Closed Sales	47	28	24	300	265	-12%
Price/SF	$469	$490	$408	$458	$473	3%
Avg Price	$1,305,342	$1,415,503	$1,284,438	$1,350,667	$1,361,961	1%

<$700k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	16	15	25	134	141	5%
New Pendings	8	7	7	94	75	-20%
Closed Sales	13	7	6	90	69	-23%
Price/SF	$315	$307	$284	$333	$330	-1%

$700k-$1.4m

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	25	16	30	157	179	14%
New Pendings	12	13	14	99	107	8%
Closed Sales	14	12	10	96	97	1%
Price/SF	$450	$394	$386	$383	$396	3%

>$1.4m

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	40	29	33	297	306	3%
New Pendings	16	9	9	118	100	-15%
Closed Sales	20	9	8	114	99	-13%
Price/SF	$517	$629	$466	$529	$559	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Clarkston School District

Single-Family Homes

MONTHLY

57
SEP NEW LISTINGS
-27% from last month

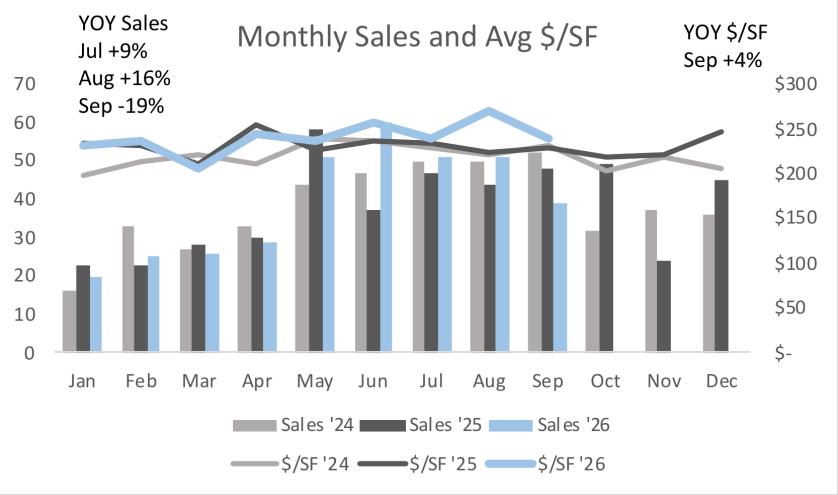
35
NEW PENDINGS
-20% from last month

39
CLOSED SALES
-24% from last month

$239
PRICE PER SQ FT
-11% from last month

$498K
AVG SALE PRICE
-24% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	66	78	57	486	507	4%
New Pendings	51	44	35	361	364	1%
Closed Sales	51	44	39	338	352	4%
Price/SF	$239	$269	$239	$231	$244	5%
Avg Price	$539,702	$655,394	$498,067	$494,576	$522,526	6%

<$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	13	10	7	90	78	-13%
New Pendings	5	6	4	76	62	-18%
Closed Sales	6	5	6	64	51	-20%
Price/SF	$189	$136	$170	$197	$168	-15%

$300k-$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	33	47	31	247	270	9%
New Pendings	28	23	24	195	205	5%
Closed Sales	28	24	23	182	200	10%
Price/SF	$233	$243	$227	$224	$228	2%

>$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	20	21	19	149	159	7%
New Pendings	18	15	7	90	97	8%
Closed Sales	17	22	10	92	101	10%
Price/SF	$251	$297	$276	$250	$278	11%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Commerce/White Lake

Single-Family Homes

MONTHLY

106
SEP NEW LISTINGS
-9% from last month

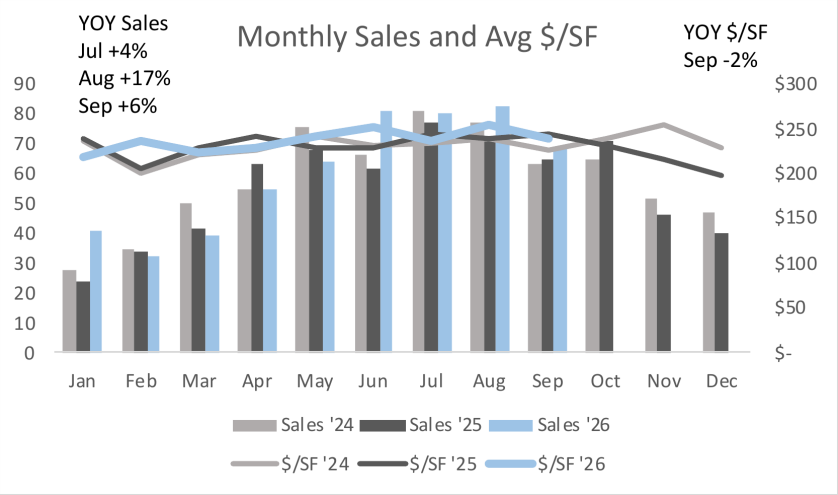
68
NEW PENDINGS
-16% from last month

69
CLOSED SALES
-17% from last month

$240
PRICE PER SQ FT
-6% from last month

$540K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	129	117	106	811	917	13%
New Pendings	81	81	68	538	577	7%
Closed Sales	80	83	69	506	544	8%
Price/SF	$237	$255	$240	$236	$240	2%
Avg Price	$446,791	$540,358	$540,317	$472,332	$498,855	6%

<$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	27	21	18	130	166	28%
New Pendings	15	19	11	105	120	14%
Closed Sales	20	14	11	99	108	9%
Price/SF	$197	$207	$188	$194	$196	1%

$300k-$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	63	65	65	438	454	4%
New Pendings	45	35	44	321	307	-4%
Closed Sales	43	45	39	302	288	-5%
Price/SF	$247	$219	$231	$221	$227	3%

>$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	39	31	23	243	297	22%
New Pendings	21	27	13	112	150	34%
Closed Sales	17	24	19	105	148	41%
Price/SF	$242	$312	$263	$283	$270	-5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Farmington/Farmington Hills

Single-Family Homes

MONTHLY

103
SEP NEW LISTINGS
even with last month

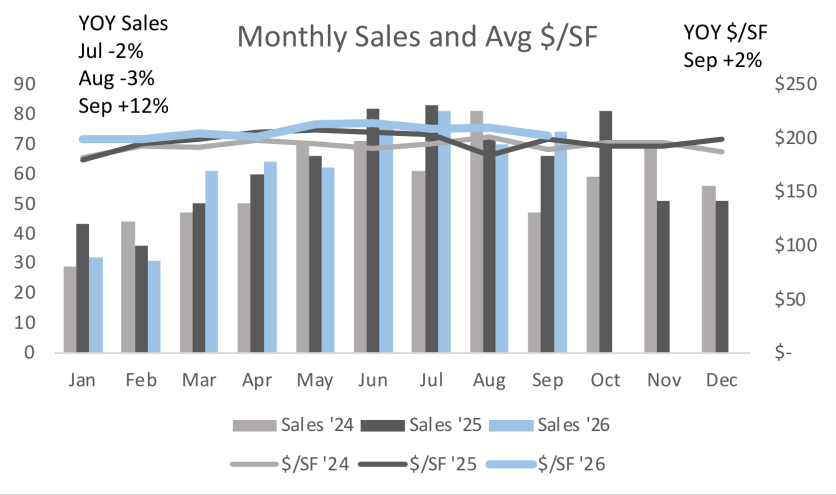
63
NEW PENDINGS
-21% from last month

74
CLOSED SALES
+6% from last month

$202
PRICE PER SQ FT
-4% from last month

$397K
AVG SALE PRICE
-5% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	114	103	103	818	832	2%
New Pendings	72	80	63	589	576	-2%
Closed Sales	81	70	74	558	551	-1%
Price/SF	$208	$210	$202	$199	$207	4%
Avg Price	$446,331	$418,652	$396,885	$408,102	$420,013	3%

<$250k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	11	7	13	99	78	-21%
New Pendings	7	7	8	68	59	-13%
Closed Sales	4	6	10	63	58	-8%
Price/SF	$169	$159	$214	$167	$183	10%

$250k-$500k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	62	70	57	506	492	-3%
New Pendings	48	55	39	406	373	-8%
Closed Sales	50	44	48	376	346	-8%
Price/SF	$205	$215	$197	$195	$203	4%

>$500k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	41	26	33	213	262	23%
New Pendings	17	18	16	115	144	25%
Closed Sales	27	20	16	119	147	24%
Price/SF	$214	$210	$211	$212	$216	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Novi

Single-Family Homes

MONTHLY

48
SEP NEW LISTINGS
-9% from last month

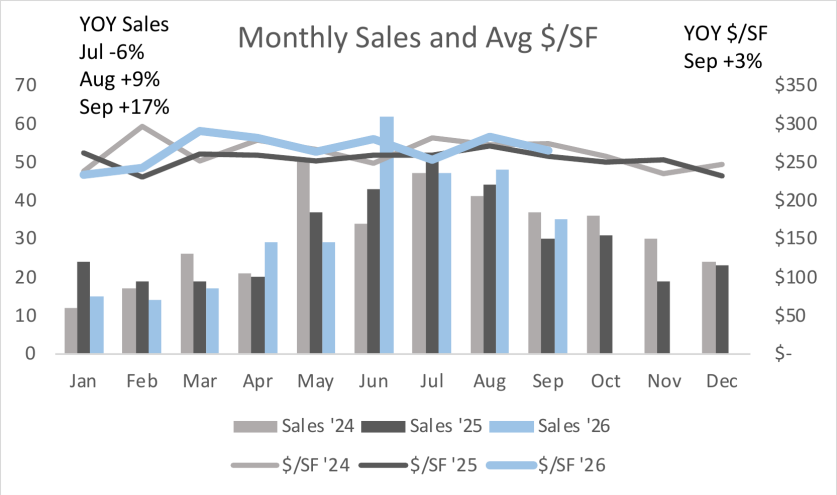
31
NEW PENDINGS
-14% from last month

35
CLOSED SALES
-27% from last month

$265
PRICE PER SQ FT
-6% from last month

$657K
AVG SALE PRICE
-11% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	54	53	48	395	426	8%
New Pendings	41	36	31	295	302	2%
Closed Sales	47	48	35	286	296	3%
Price/SF	$253	$283	$265	$258	$270	5%
Avg Price	$648,158	$738,990	$656,784	$674,636	$700,132	4%

<$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	7	11	7	70	69	-1%
New Pendings	5	7	5	64	40	-38%
Closed Sales	5	5	5	57	39	-32%
Price/SF	$244	$238	$272	$222	$229	3%

$400k-$750k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	28	23	26	208	200	-4%
New Pendings	26	17	18	152	162	7%
Closed Sales	29	29	18	146	159	9%
Price/SF	$244	$250	$245	$233	$243	4%

>$750k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	19	19	15	117	157	34%
New Pendings	10	12	8	79	100	27%
Closed Sales	13	14	12	83	98	18%
Price/SF	$267	$332	$285	$295	$304	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Rochester/Rochester Hills

Single-Family Homes

MONTHLY

78
SEP NEW LISTINGS
-12% from last month

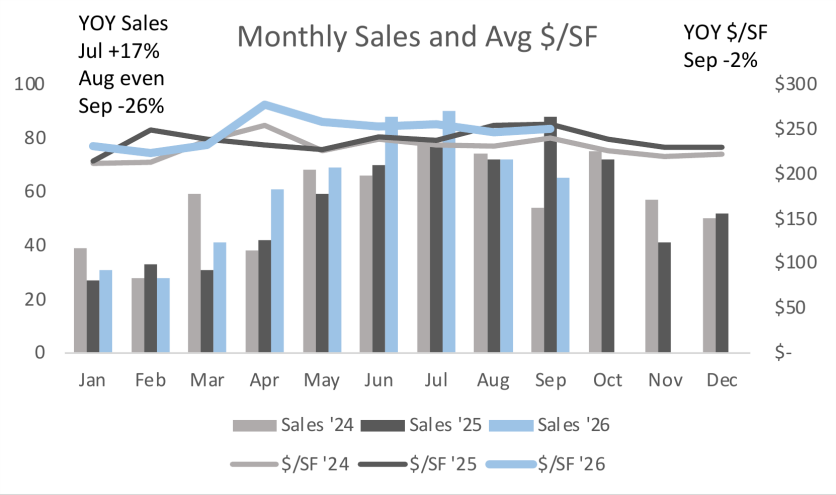
59
NEW PENDINGS
+2% from last month

65
CLOSED SALES
-10% from last month

$250
PRICE PER SQ FT
+1% from last month

$562K
AVG SALE PRICE
-10% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	118	89	78	778	795	2%
New Pendings	90	58	59	530	565	7%
Closed Sales	90	72	65	499	545	9%
Price/SF	$255	$246	$250	$242	$251	4%
Avg Price	$591,651	$621,617	$561,533	$577,184	$587,300	2%

<$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	7	9	5	86	82	-5%
New Pendings	9	7	6	67	61	-9%
Closed Sales	8	5	7	54	51	-6%
Price/SF	$161	$272	$234	$204	$199	-2%

$300k-$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	59	48	43	395	395	0%
New Pendings	50	32	29	283	305	8%
Closed Sales	42	42	33	273	290	6%
Price/SF	$252	$230	$251	$227	$236	4%

>$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	52	32	30	297	318	7%
New Pendings	31	19	24	180	199	11%
Closed Sales	40	25	25	172	204	19%
Price/SF	$264	$262	$250	$260	$268	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Royal Oak

Single-Family Homes

MONTHLY

142
SEP NEW LISTINGS
-2% from last month

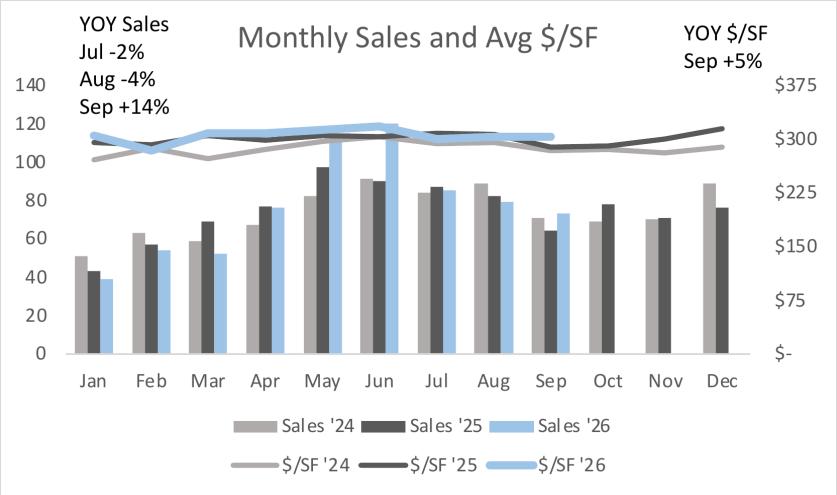
72
NEW PENDINGS
-5% from last month

73
CLOSED SALES
-8% from last month

$303
PRICE PER SQ FT
even with last month

$431K
AVG SALE PRICE
+6% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	165	145	142	976	1,150	18%
New Pendings	64	76	72	685	718	5%
Closed Sales	85	79	73	666	692	4%
Price/SF	$300	$303	$303	$301	$306	2%
Avg Price	$430,858	$407,039	$431,065	$437,507	$447,957	2%

<$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	30	28	22	195	193	-1%
New Pendings	18	14	10	156	136	-13%
Closed Sales	14	20	12	144	123	-15%
Price/SF	$257	$251	$240	$246	$252	2%

$300k-$450k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	79	69	72	478	542	13%
New Pendings	31	43	37	338	362	7%
Closed Sales	49	35	39	323	352	9%
Price/SF	$289	$311	$305	$297	$300	1%

>$450k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	56	48	48	303	415	37%
New Pendings	15	19	25	191	220	15%
Closed Sales	22	24	22	199	217	9%
Price/SF	$328	$319	$320	$324	$327	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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OCT 2026
HOUSING REPORT

Troy

Single-Family Homes

MONTHLY

76
SEP NEW LISTINGS
-31% from last month

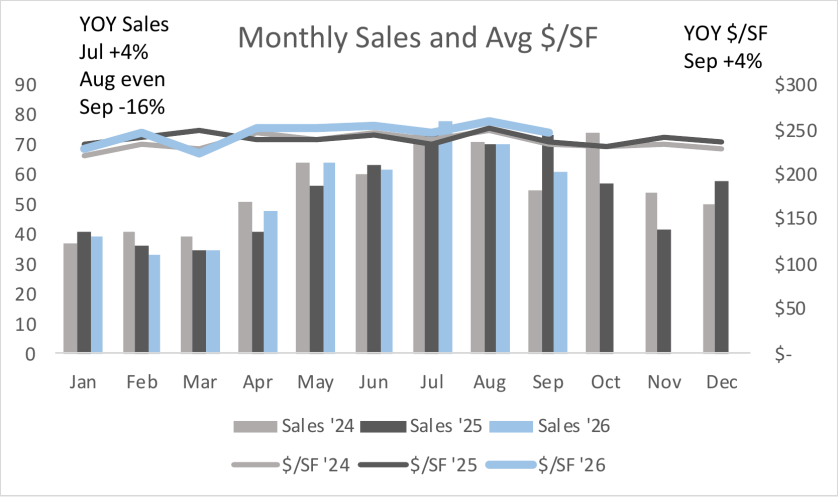
47
NEW PENDINGS
-37% from last month

61
CLOSED SALES
-13% from last month

$246
PRICE PER SQ FT
-5% from last month

$524K
AVG SALE PRICE
-12% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	104	110	76	716	739	3%
New Pendings	69	75	47	496	501	1%
Closed Sales	78	70	61	490	490	0%
Price/SF	$246	$259	$246	$241	$248	3%
Avg Price	$567,087	$593,684	$524,411	$522,303	$547,106	5%

<$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	24	35	26	225	203	-10%
New Pendings	15	16	17	157	139	-11%
Closed Sales	16	13	18	136	127	-7%
Price/SF	$194	$228	$210	$223	$218	-2%

$400k-$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	33	35	25	287	262	-9%
New Pendings	31	31	17	209	201	-4%
Closed Sales	28	27	23	212	198	-7%
Price/SF	$247	$251	$238	$234	$240	3%

>$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	47	40	25	204	274	34%
New Pendings	23	28	13	130	161	24%
Closed Sales	34	30	20	142	165	16%
Price/SF	$259	$271	$268	$256	$266	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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OCT 2026
HOUSING REPORT

Waterford

Single-Family Homes

MONTHLY

109
SEP NEW LISTINGS
+7% from last month

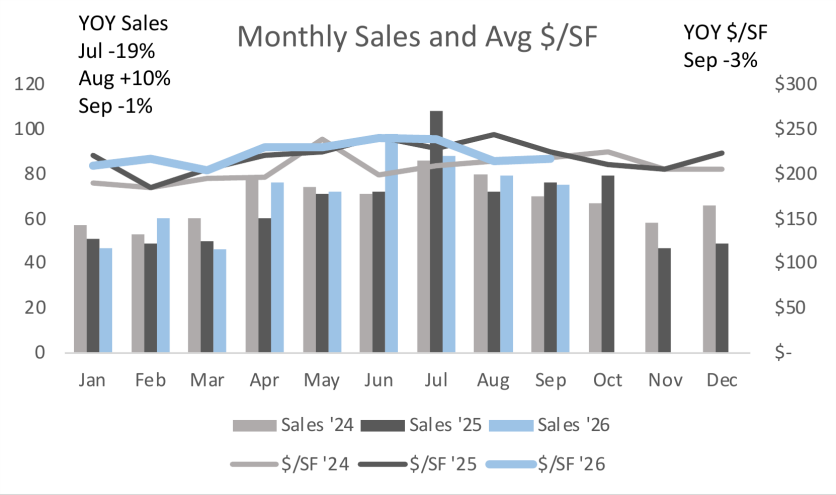
60
NEW PENDINGS
-23% from last month

75
CLOSED SALES
-5% from last month

$217
PRICE PER SQ FT
+2% from last month

$344K
AVG SALE PRICE
+11% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	114	102	109	855	869	2%
New Pendings	74	78	60	626	656	5%
Closed Sales	88	79	75	609	641	5%
Price/SF	$238	$214	$217	$224	$225	0%
Avg Price	$357,729	$311,397	$344,215	$337,074	$334,498	-1%

<$200k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	15	17	13	90	95	6%
New Pendings	12	15	7	67	69	3%
Closed Sales	7	16	11	55	73	33%
Price/SF	$149	$174	$159	$168	$162	-4%

$200k-$350k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	65	51	60	482	490	2%
New Pendings	43	39	37	394	409	4%
Closed Sales	51	46	40	379	383	1%
Price/SF	$213	$193	$214	$200	$205	2%

>$350k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	34	34	36	283	284	0%
New Pendings	19	24	16	165	178	8%
Closed Sales	30	17	24	175	185	6%
Price/SF	$276	$270	$233	$268	$265	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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West Bloomfield

Single-Family Homes

MONTHLY

86
SEP NEW LISTINGS
-19% from last month

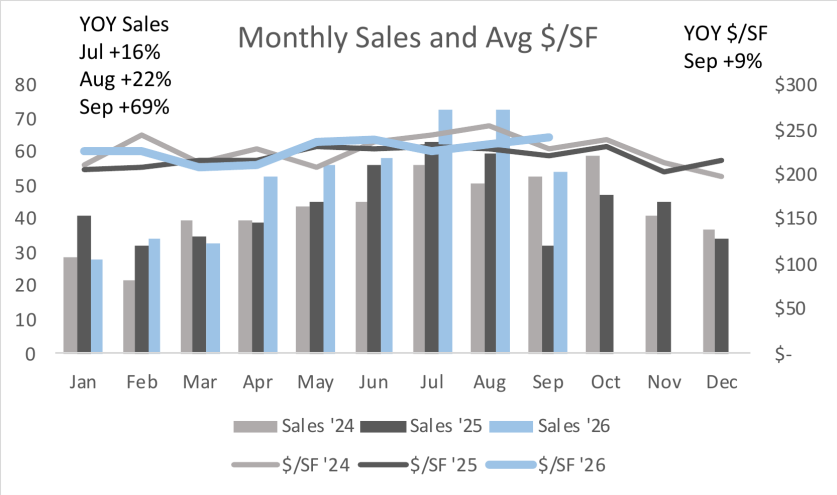
50
NEW PENDINGS
-29% from last month

54
CLOSED SALES
-26% last month

$241
PRICE PER SQ FT
+3% from last month

$612K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	123	106	86	702	792	13%
New Pendings	73	70	50	414	484	17%
Closed Sales	73	73	54	403	462	15%
Price/SF	$226	$235	$241	$223	$229	3%
Avg Price	$549,273	$612,582	$611,939	$590,317	$573,733	-3%

<$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	26	22	24	142	178	25%
New Pendings	12	15	9	102	115	13%
Closed Sales	19	16	8	95	115	21%
Price/SF	$211	$196	$219	$193	$197	2%

$400k-$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	48	46	33	258	296	15%
New Pendings	32	33	20	159	210	32%
Closed Sales	31	26	23	155	184	19%
Price/SF	$206	$205	$193	$193	$201	4%

>$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	49	38	29	302	318	5%
New Pendings	29	22	21	153	159	4%
Closed Sales	23	31	23	153	163	7%
Price/SF	$252	$263	$284	$253	$263	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

West Woodward Corridor

Ferndale, Pleasant Ridge, Huntington Woods, Berkley

MONTHLY

122
SEP NEW LISTINGS
-2% from last month

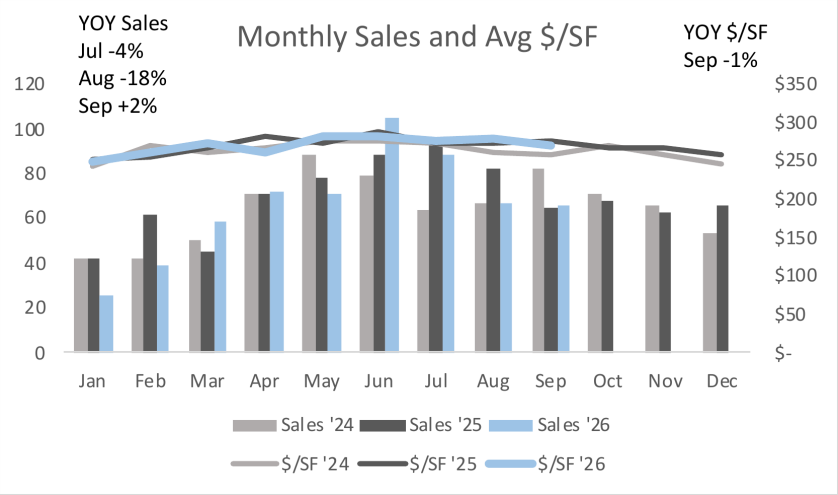
61
NEW PENDINGS
-9% from last month

66
CLOSED SALES
-1% from last month

$272
PRICE PER SQ FT
-2% from last month

$367K
AVG SALE PRICE
+4% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	132	124	122	913	948	4%
New Pendings	83	67	61	646	624	-3%
Closed Sales	89	67	66	627	594	-5%
Price/SF	$277	$278	$272	$273	$273	0%
Avg Price	$379,184	$351,523	$366,639	$360,442	$352,091	-2%

<$200k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	13	13	14	112	109	-3%
New Pendings	8	9	5	66	65	-2%
Closed Sales	7	8	8	67	65	-3%
Price/SF	$179	$182	$215	$192	$175	-9%

$200k-$350k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	72	63	57	455	469	3%
New Pendings	34	36	31	332	310	-7%
Closed Sales	39	33	32	298	287	-4%
Price/SF	$250	$257	$245	$256	$256	0%

>$350k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	47	48	51	346	370	7%
New Pendings	41	22	25	248	249	0%
Closed Sales	43	26	26	262	242	-8%
Price/SF	$301	$312	$301	$296	$301	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Wayne County

Single-Family Homes

MONTHLY

2,264
SEP NEW LISTINGS
-10% from last month

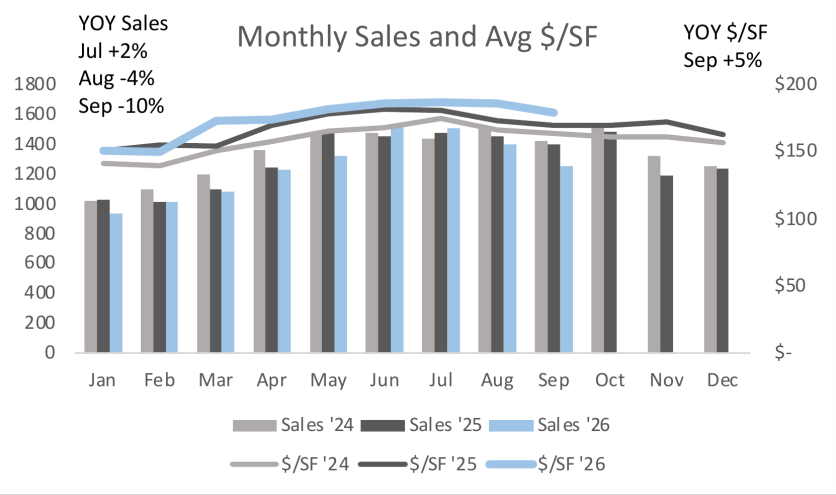
1,234
NEW PENDINGS
-13% from last month

1,254
CLOSED SALES
-10% from last month

$179
PRICE PER SQ FT
-4% last month

$271K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	2,537	2,525	2,264	19,437	19,718	1%
New Pendings	1,434	1,417	1,234	11,988	11,894	-1%
Closed Sales	1,505	1,395	1,254	11,640	11,259	-3%
Price/SF	$186	$186	$179	$170	$176	4%
Avg Price	$284,955	$277,697	$270,609	$250,797	$262,786	5%

<$200k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	1,319	1,351	1,149	10,779	10,643	-1%
New Pendings	645	684	613	5,968	5,739	-4%
Closed Sales	618	592	572	5,694	5,237	-8%
Price/SF	$103	$103	$100	$102	$99	-2%

$200k-$500k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	973	954	897	7,157	7,321	2%
New Pendings	649	585	514	5,044	5,048	0%
Closed Sales	702	645	554	4,930	4,893	-1%
Price/SF	$203	$202	$197	$195	$199	2%

>$500k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	245	220	218	1,501	1,754	17%
New Pendings	140	148	107	976	1,107	13%
Closed Sales	185	158	128	1,016	1,129	11%
Price/SF	$264	$266	$272	$252	$261	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Grosse Pointe

Single-Family Homes

MONTHLY

90
SEP NEW LISTINGS
-15% last month

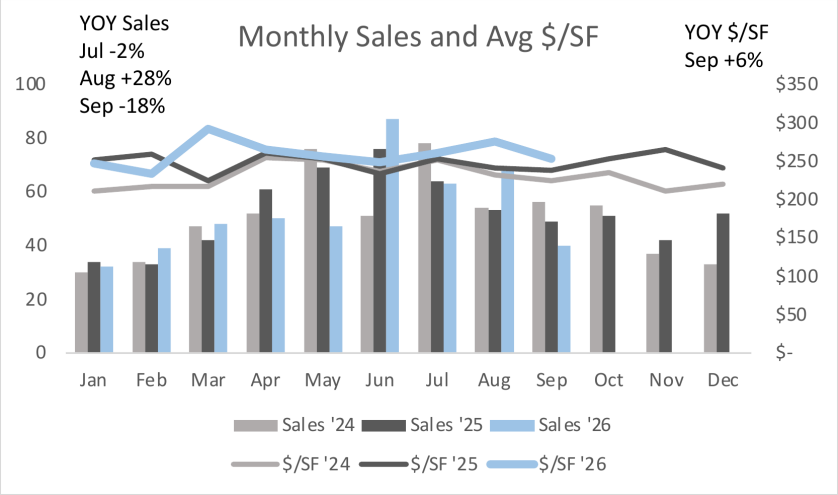
50
NEW PENDINGS
-7% from last month

40
CLOSED SALES
-41% from last month

$253
PRICE PER SQ FT
-8% from last month

$745K
AVG SALE PRICE
+12% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	105	106	90	674	714	6%
New Pendings	61	54	50	497	484	-3%
Closed Sales	63	68	40	481	474	-1%
Price/SF	$260	$275	$253	$246	$260	6%
Avg Price	$604,522	$666,844	$745,024	$585,162	$629,896	8%

<$350k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	24	10	17	203	149	-27%
New Pendings	10	5	12	143	111	-22%
Closed Sales	12	12	2	138	109	-21%
Price/SF	$200	$220	$178	$207	$208	1%

$350k-$750k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	56	72	53	319	382	20%
New Pendings	33	30	26	242	247	2%
Closed Sales	36	30	24	245	239	-2%
Price/SF	$257	$268	$254	$239	$247	3%

>$750k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	25	24	20	152	183	20%
New Pendings	18	19	12	112	126	13%
Closed Sales	15	26	14	98	126	29%
Price/SF	$280	$289	$255	$273	$287	5%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Detroit Single-Family

Single-Family Homes

MONTHLY

879
SEP NEW LISTINGS
-9% from last month

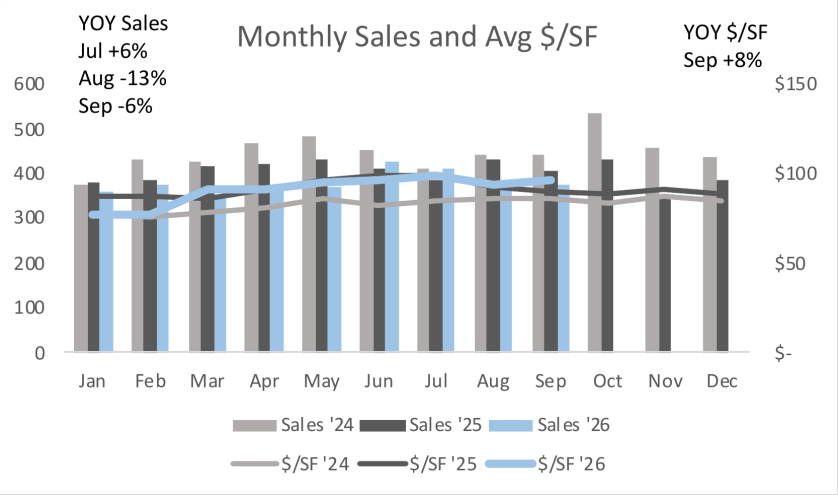
383
NEW PENDINGS
-8% from last month

378
CLOSED SALES
even with last month

$97
PRICE PER SQ FT
+3% from last month

$134K
AVG SALE PRICE
+9% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	973	970	879	8,080	8,196	1%
New Pendings	412	415	383	3,720	3,665	-1%
Closed Sales	413	378	378	3,679	3,418	-7%
Price/SF	$99	$94	$97	$92	$91	-1%
Avg Price	$138,511	$122,842	$134,475	$124,073	$125,171	1%

<$100k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	486	462	388	3,960	4,042	2%
New Pendings	219	214	207	1,911	1,897	-1%
Closed Sales	198	205	191	1,933	1,821	-6%
Price/SF	$54	$52	$50	$53	$50	-6%

$100k-$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	430	461	425	3,698	3,686	0%
New Pendings	168	177	161	1,619	1,573	-3%
Closed Sales	183	157	158	1,546	1,406	-9%
Price/SF	$109	$118	$115	$114	$113	-1%

>$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	57	47	66	422	468	11%
New Pendings	25	24	15	190	195	3%
Closed Sales	32	16	29	200	191	-5%
Price/SF	$182	$185	$168	$157	$161	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Detroit Condos

Condos/Lofts

MONTHLY

74
SEP NEW LISTINGS
-11% from last month

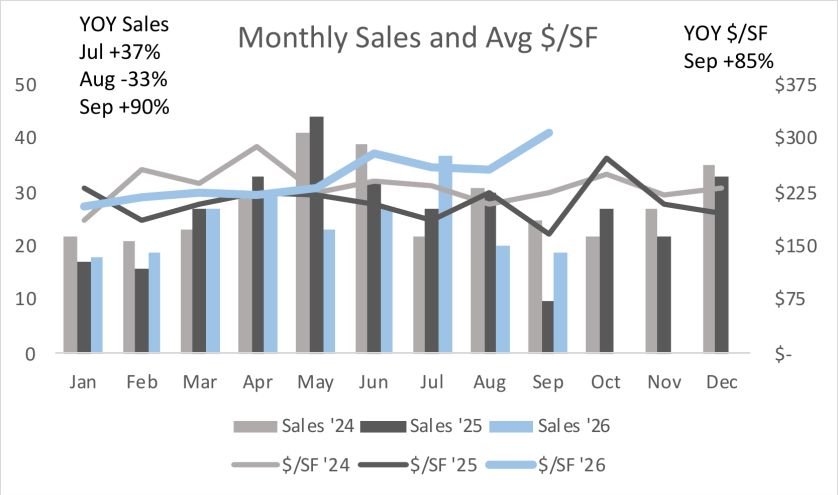
26
NEW PENDINGS
+63% from last month

19
CLOSED SALES
-5% from last month

$308
PRICE PER SQ FT
+20% from last month

$371K
AVG SALE PRICE
+22% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	66	83	74	637	665	4%
New Pendings	15	16	26	244	235	-4%
Closed Sales	37	20	19	236	220	-7%
Price/SF	$259	$256	$308	$211	$245	16%
Avg Price	$300,560	$304,857	$371,193	$255,352	$306,127	20%

<$200k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	21	34	19	221	198	-10%
New Pendings	5	5	11	111	77	-31%
Closed Sales	11	7	2	110	72	-35%
Price/SF	$129	$122	$104	$112	$113	1%

$200k-$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	25	33	33	238	309	30%
New Pendings	3	6	10	86	101	17%
Closed Sales	20	7	9	78	95	22%
Price/SF	$280	$287	$230	$226	$242	7%

>$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	20	16	22	178	158	-11%
New Pendings	7	5	5	47	57	21%
Closed Sales	6	6	8	48	53	10%
Price/SF	$350	$303	$448	$317	$353	11%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Downriver

Single-Family Homes

MONTHLY

375
SEP NEW LISTINGS
-16% from last month

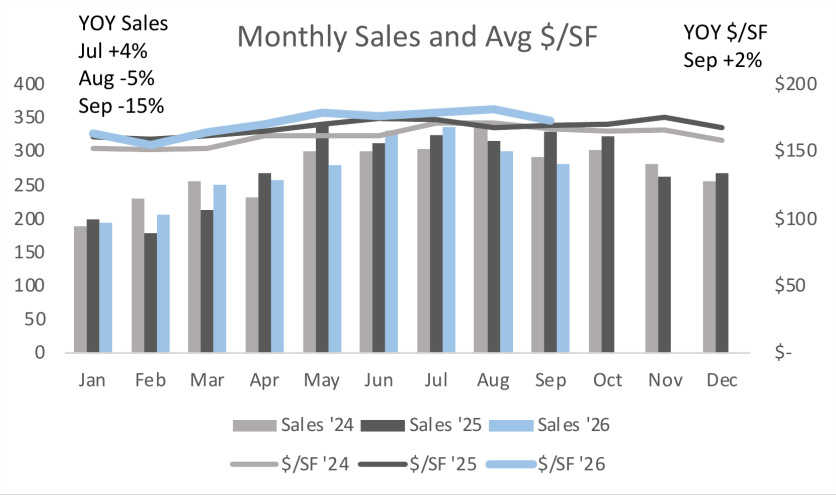
272
NEW PENDINGS
-12% from last month

281
CLOSED SALES
-6% from last month

$173
PRICE PER SQ FT
-5% from last month

$237K
AVG SALE PRICE
-3% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	465	447	375	3,542	3,357	-5%
New Pendings	318	310	272	2,578	2,582	0%
Closed Sales	337	300	281	2,481	2,434	-2%
Price/SF	$179	$181	$173	$168	$172	3%
Avg Price	$242,557	$243,998	$236,806	$221,614	$231,108	4%

<$150k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	90	83	56	777	678	-13%
New Pendings	54	66	34	548	498	-9%
Closed Sales	52	48	45	498	462	-7%
Price/SF	$111	$126	$100	$114	$110	-4%

$150k-$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	268	257	224	2,121	1,972	-7%
New Pendings	199	171	167	1,597	1,556	-3%
Closed Sales	206	182	171	1,555	1,459	-6%
Price/SF	$184	$183	$173	$174	$178	2%

>$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	107	107	95	644	707	10%
New Pendings	65	73	71	433	528	22%
Closed Sales	79	70	65	428	513	20%
Price/SF	$193	$194	$197	$185	$192	4%

Data source: Realcomp MLS using Great Lakes Repository Data.

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OCT 2026
HOUSING REPORT

Grosse Ile

Single-Family Homes

MONTHLY

18
SEP NEW LISTINGS
-10% from last month

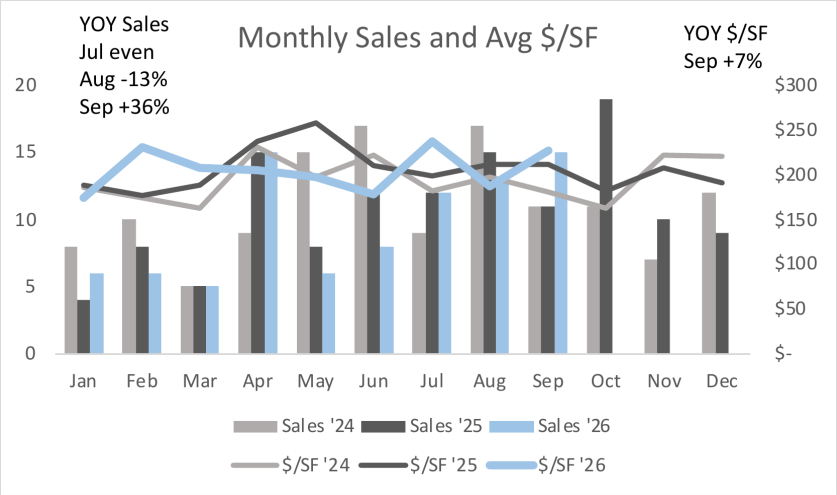
14
NEW PENDINGS
-7% from last month

15
CLOSED SALES
+15% from last month

$227
PRICE PER SQ FT
+21% from last month

$505K
AVG SALE PRICE
-13% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	16	20	18	162	126	-22%
New Pendings	13	15	14	100	94	-6%
Closed Sales	12	13	15	90	86	-4%
Price/SF	$238	$187	$227	$213	$207	-3%
Avg Price	$561,983	$581,154	$504,767	$523,556	$535,690	2%

<$350k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	7	6	8	47	40	-15%
New Pendings	5	6	7	29	30	3%
Closed Sales	3	4	7	25	25	0%
Price/SF	$186	$146	$188	$170	$183	7%

$350k-$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	5	11	6	80	56	-30%
New Pendings	5	8	5	53	41	-23%
Closed Sales	5	5	6	45	38	-16%
Price/SF	$221	$170	$194	$186	$182	-2%

>$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	4	3	4	35	30	-14%
New Pendings	3	1	2	18	23	28%
Closed Sales	4	4	2	20	23	15%
Price/SF	$267	$211	$340	$279	$243	-13%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Dearborn/Dearborn Heights

Single-Family Homes

MONTHLY

233
SEP NEW LISTINGS
-3% from last month

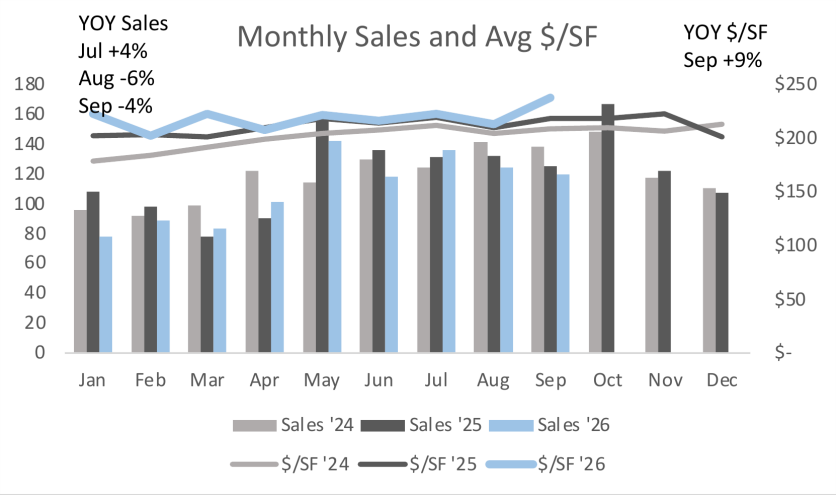
116
NEW PENDINGS
-19% from last month

120
CLOSED SALES
-3% from last month

$238
PRICE PER SQ FT
+12% from last month

$342K
AVG SALE PRICE
+19% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	198	239	233	1,630	1,633	0%
New Pendings	123	143	116	1,089	1,037	-5%
Closed Sales	136	124	120	1,054	991	-6%
Price/SF	$222	$213	$238	$212	$219	4%
Avg Price	$306,599	$288,358	$342,125	$282,857	$296,988	5%

<$175k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	35	31	43	272	272	0%
New Pendings	22	22	25	193	196	2%
Closed Sales	26	22	22	195	202	4%
Price/SF	$139	$133	$142	$142	$142	0%

$175k-$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	97	115	107	829	806	-3%
New Pendings	62	75	55	587	517	-12%
Closed Sales	64	63	48	518	460	-11%
Price/SF	$204	$195	$199	$198	$200	1%

>$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	66	93	83	529	555	5%
New Pendings	39	46	36	309	324	5%
Closed Sales	46	39	50	341	329	-4%
Price/SF	$265	$256	$284	$248	$263	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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OCT 2026
HOUSING REPORT

Livonia

Single-Family Homes

MONTHLY

131
SEP NEW LISTINGS
-9% from last month

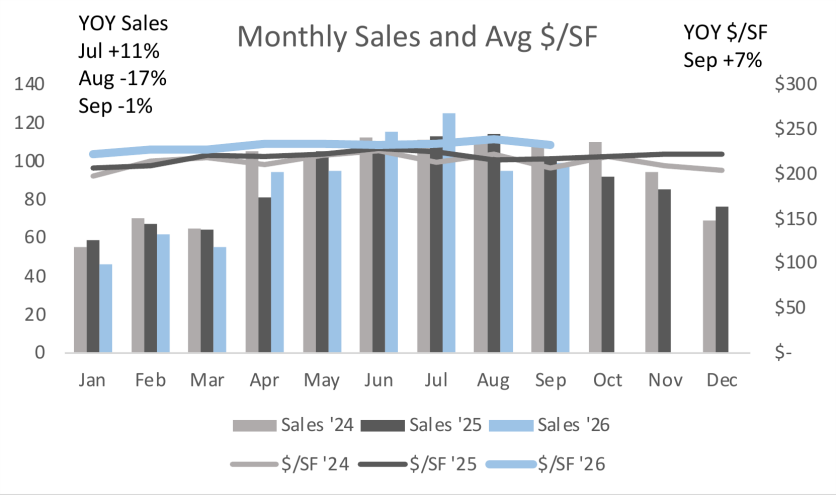
88
NEW PENDINGS
-14% from last month

99
CLOSED SALES
+4% from last month

$232
PRICE PER SQ FT
-3% from last month

$340K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	143	144	131	996	1,047	5%
New Pendings	101	102	88	836	825	-1%
Closed Sales	125	95	99	813	786	-3%
Price/SF	$234	$238	$232	$219	$232	6%
Avg Price	$370,479	$342,076	$339,678	$338,566	$349,226	3%

<$250k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	26	16	26	152	163	7%
New Pendings	18	9	17	132	123	-7%
Closed Sales	16	9	12	123	111	-10%
Price/SF	$191	$203	$171	$187	$182	-2%

$250k-$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	90	96	82	617	634	3%
New Pendings	59	68	57	522	514	-2%
Closed Sales	70	65	64	487	462	-5%
Price/SF	$238	$246	$243	$227	$241	6%

>$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	27	32	23	227	250	10%
New Pendings	24	25	14	182	188	3%
Closed Sales	39	21	23	203	213	5%
Price/SF	$239	$231	$230	$217	$233	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Northville

Single-Family Homes

MONTHLY

27
SEP NEW LISTINGS
-7% from last month

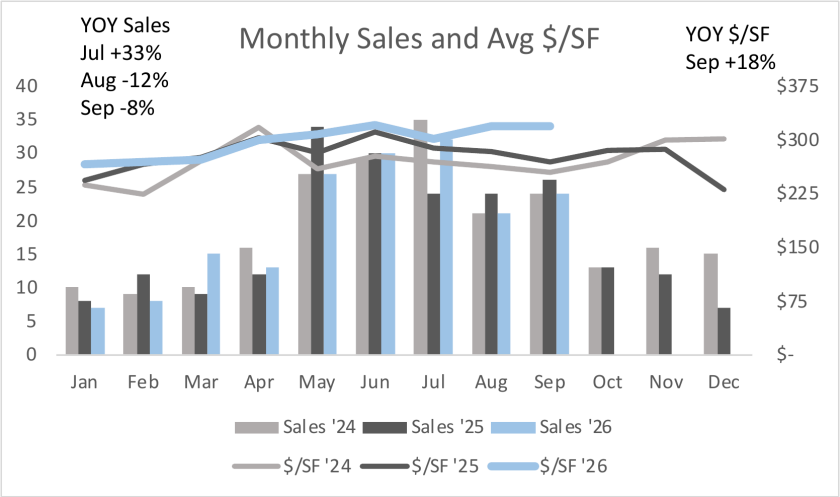
24
NEW PENDINGS
+26% from last month

24
CLOSED SALES
+14% from last month

$319
PRICE PER SQ FT
even with last month

$970K
AVG SALE PRICE
-15% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	42	29	27	272	280	3%
New Pendings	20	19	24	181	181	0%
Closed Sales	32	21	24	179	177	-1%
Price/SF	$301	$320	$319	$285	$305	7%
Avg Price	$873,606	$1,138,333	$970,114	$891,224	$932,537	5%

<$700k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	11	14	8	98	93	-5%
New Pendings	6	8	7	68	68	0%
Closed Sales	10	7	9	56	63	13%
Price/SF	$267	$234	$266	$264	$261	-1%

$700k-$1m

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	12	6	10	82	83	1%
New Pendings	4	5	8	63	53	-16%
Closed Sales	13	4	7	69	56	-19%
Price/SF	$282	$254	$263	$262	$269	3%

>$1m

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	19	9	9	92	104	13%
New Pendings	10	6	9	50	60	20%
Closed Sales	9	10	8	54	58	7%
Price/SF	$342	$369	$386	$317	$356	12%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Plymouth/Canton

Single-Family Homes

MONTHLY

140
SEP NEW LISTINGS
-1% from last month

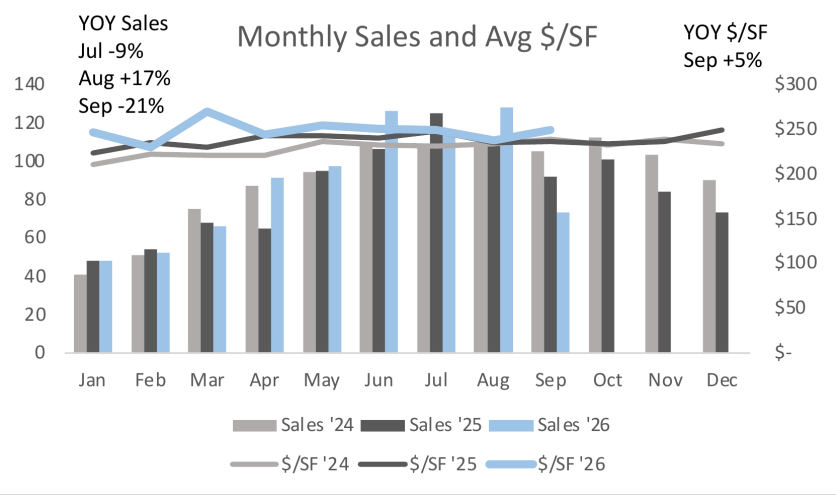
65
NEW PENDINGS
-41% from last month

73
CLOSED SALES
-43% from last month

$248
PRICE PER SQ FT
+5% from last month

$541K
AVG SALE PRICE
+7% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	160	141	140	1,013	1,161	15%
New Pendings	110	111	65	774	828	7%
Closed Sales	114	128	73	762	795	4%
Price/SF	$249	$237	$248	$239	$248	4%
Avg Price	$575,674	$504,396	$541,350	$519,185	$542,686	5%

<$350k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	17	20	21	181	166	-8%
New Pendings	22	17	11	143	125	-13%
Closed Sales	12	20	14	108	101	-6%
Price/SF	$250	$184	$196	$205	$214	4%

$350k-$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	87	77	76	512	581	13%
New Pendings	52	62	30	431	427	-1%
Closed Sales	53	69	39	443	418	-6%
Price/SF	$226	$241	$247	$235	$236	0%

>$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	56	44	43	320	414	29%
New Pendings	36	32	24	200	276	38%
Closed Sales	49	39	20	211	276	31%
Price/SF	$265	$246	$266	$250	$264	6%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Macomb County

Single-Family Homes

MONTHLY

1,162
SEP NEW LISTINGS
-10% from last month

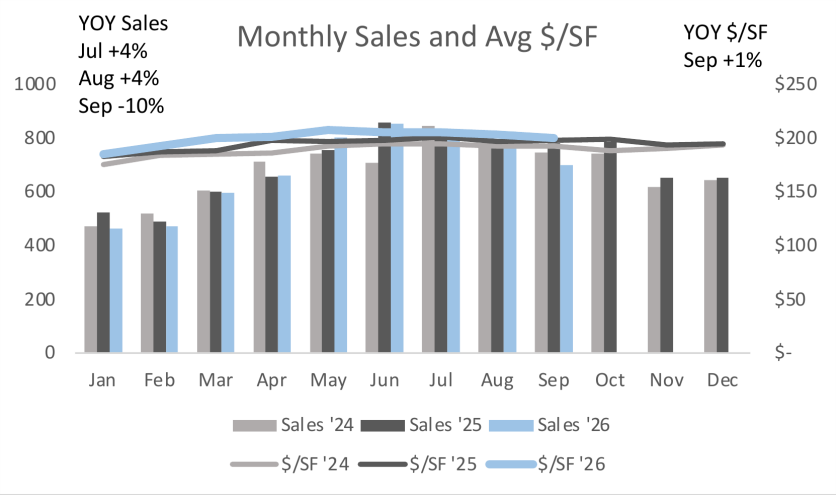
631
NEW PENDINGS
-27% from last month

701
CLOSED SALES
-15% from last month

$200
PRICE PER SQ FT
-2% from last month

$334K
AVG SALE PRICE
-4% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	1,340	1,287	1,162	9,316	9,828	5%
New Pendings	782	864	631	6,493	6,463	0%
Closed Sales	832	822	701	6,258	6,198	-1%
Price/SF	$206	$204	$200	$195	$201	3%
Avg Price	$354,344	$346,149	$333,598	$321,485	$336,496	5%

<$200k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	270	276	273	2,237	2,204	-1%
New Pendings	152	168	150	1,554	1,393	-10%
Closed Sales	157	160	131	1,446	1,290	-11%
Price/SF	$130	$123	$127	$128	$128	0%

$200k-$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	678	643	571	4,450	4,810	8%
New Pendings	408	464	333	3,369	3,388	1%
Closed Sales	440	413	392	3,255	3,226	-1%
Price/SF	$200	$203	$201	$196	$201	2%

>$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	392	368	318	2,629	2,814	7%
New Pendings	222	232	148	1,570	1,682	7%
Closed Sales	235	249	178	1,557	1,682	8%
Price/SF	$234	$228	$223	$219	$227	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Clinton Twp

Single-Family Homes

MONTHLY

93
SEP NEW LISTINGS
+4% from last month

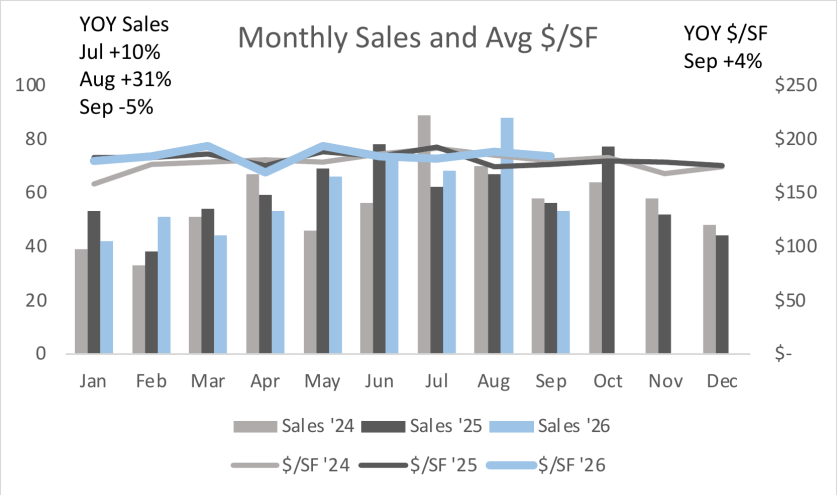
48
NEW PENDINGS
-38% from last month

53
CLOSED SALES
-40% from last month

$183
PRICE PER SQ FT
-3% from last month

$298K
AVG SALE PRICE
-7% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	115	89	93	754	763	1%
New Pendings	83	78	48	558	563	1%
Closed Sales	68	88	53	536	540	1%
Price/SF	$181	$188	$183	$182	$184	1%
Avg Price	$294,883	$320,150	$297,584	$309,452	$309,194	0%

<$200k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	17	17	26	141	152	8%
New Pendings	12	11	11	94	99	5%
Closed Sales	12	10	7	87	80	-8%
Price/SF	$114	$118	$93	$132	$108	-18%

$200k-$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	76	64	49	449	465	4%
New Pendings	57	55	33	365	364	0%
Closed Sales	46	56	42	340	351	3%
Price/SF	$195	$196	$195	$188	$194	3%

>$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	22	8	18	164	146	-11%
New Pendings	14	12	4	99	100	1%
Closed Sales	10	22	4	109	109	0%
Price/SF	$179	$191	$188	$189	$191	1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Macomb Twp

Single-Family Homes

MONTHLY

101
SEP NEW LISTINGS
-24% from last month

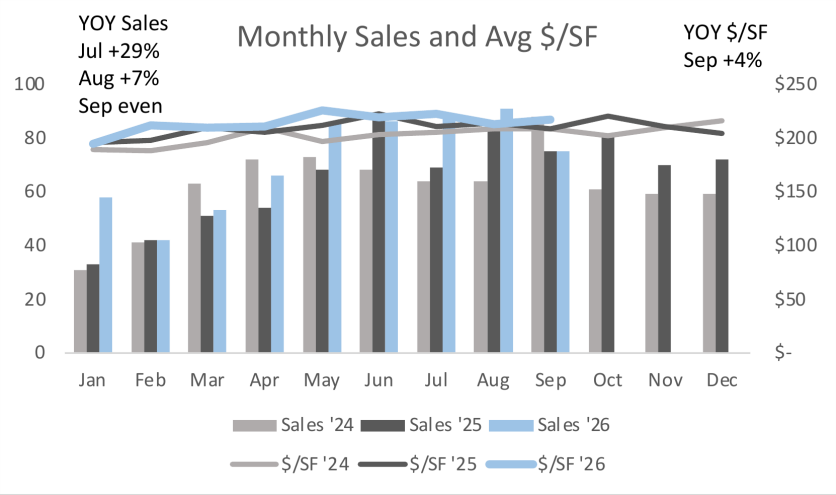
52
NEW PENDINGS
-49% from last month

75
CLOSED SALES
-18% from last month

$217
PRICE PER SQ FT
+2% from last month

$509K
AVG SALE PRICE
+3% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	130	133	101	938	980	4%
New Pendings	70	101	52	605	647	7%
Closed Sales	89	91	75	564	646	15%
Price/SF	$222	$213	$217	$210	$215	2%
Avg Price	$521,522	$494,326	$508,543	$495,439	$505,081	2%

<$350k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	17	13	5	99	87	-12%
New Pendings	7	11	7	65	64	-2%
Closed Sales	5	7	6	58	59	2%
Price/SF	$179	$94	$170	$161	$170	6%

$350k-$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	88	86	75	600	647	8%
New Pendings	50	69	36	412	440	7%
Closed Sales	61	64	50	375	442	18%
Price/SF	$217	$213	$211	$208	$213	2%

>$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	25	34	21	239	246	3%
New Pendings	13	21	9	128	143	12%
Closed Sales	23	20	19	131	145	11%
Price/SF	$237	$232	$236	$227	$230	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Shelby Twp

Single-Family Homes

MONTHLY

100
SEP NEW LISTINGS
-8% from last month

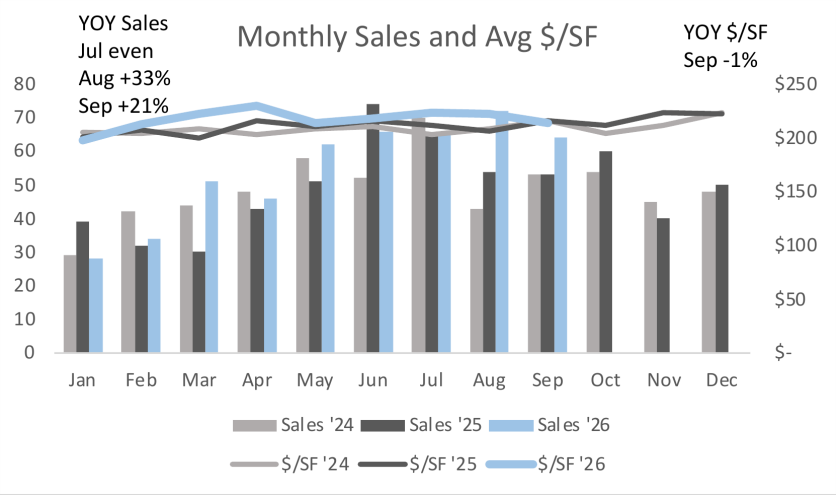
52
NEW PENDINGS
-31% from last month

64
CLOSED SALES
-11% from last month

$213
PRICE PER SQ FT
-4% last month

$500K
AVG SALE PRICE
-1% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	124	109	100	708	806	14%
New Pendings	64	75	52	469	496	6%
Closed Sales	65	72	64	441	488	11%
Price/SF	$223	$223	$213	$211	$218	4%
Avg Price	$525,825	$506,624	$499,707	$489,834	$505,973	3%

<$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	17	22	13	106	133	25%
New Pendings	5	16	6	88	85	-3%
Closed Sales	6	8	14	71	80	13%
Price/SF	$158	$116	$183	$169	$162	-4%

$300k-$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	71	43	49	313	366	17%
New Pendings	43	41	30	239	261	9%
Closed Sales	38	42	33	237	254	7%
Price/SF	$215	$209	$195	$202	$205	1%

>$600k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	36	44	38	289	307	6%
New Pendings	16	18	16	142	150	6%
Closed Sales	21	22	17	133	154	16%
Price/SF	$240	$256	$250	$230	$245	7%

Data source: Realcomp MLS using Great Lakes Repository Data.

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Sterling Heights

Single-Family Homes

MONTHLY

168
SEP NEW LISTINGS
+10% from last month

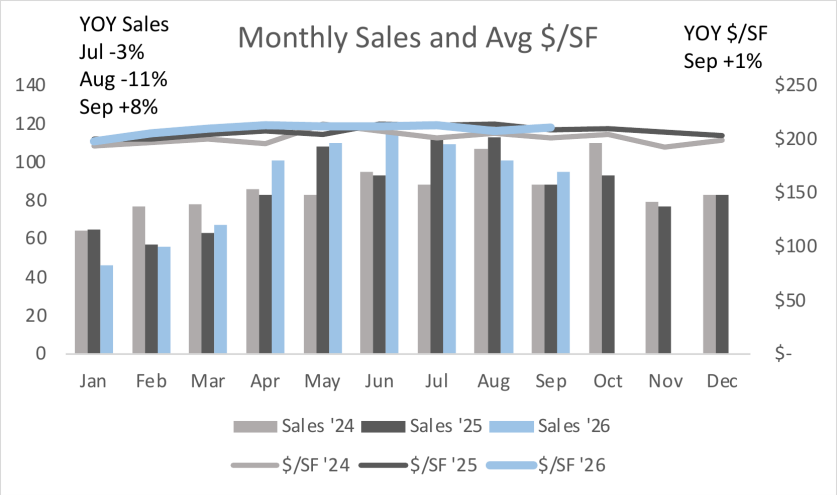
89
NEW PENDINGS
-22% from last month

95
CLOSED SALES
-6% from last month

$210
PRICE PER SQ FT
+1% from last month

$344K
AVG SALE PRICE
even with last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	187	153	168	1,074	1,234	15%
New Pendings	92	114	89	790	848	7%
Closed Sales	109	101	95	782	801	2%
Price/SF	$213	$207	$210	$208	$210	1%
Avg Price	$354,329	$344,441	$343,877	$352,196	$349,872	-1%

<$250k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	10	11	14	69	86	25%
New Pendings	9	12	10	52	69	33%
Closed Sales	4	9	9	47	56	19%
Price/SF	$209	$150	$182	$178	$179	1%

$250k-$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	134	114	120	799	895	12%
New Pendings	65	83	67	602	637	6%
Closed Sales	86	74	68	587	599	2%
Price/SF	$209	$215	$215	$207	$211	2%

>$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	43	28	34	206	253	23%
New Pendings	18	19	12	136	142	4%
Closed Sales	19	18	18	148	146	-1%
Price/SF	$225	$204	$206	$216	$214	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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St. Clair Shores

Single-Family Homes

MONTHLY

93
SEP NEW LISTINGS
-22% from last month

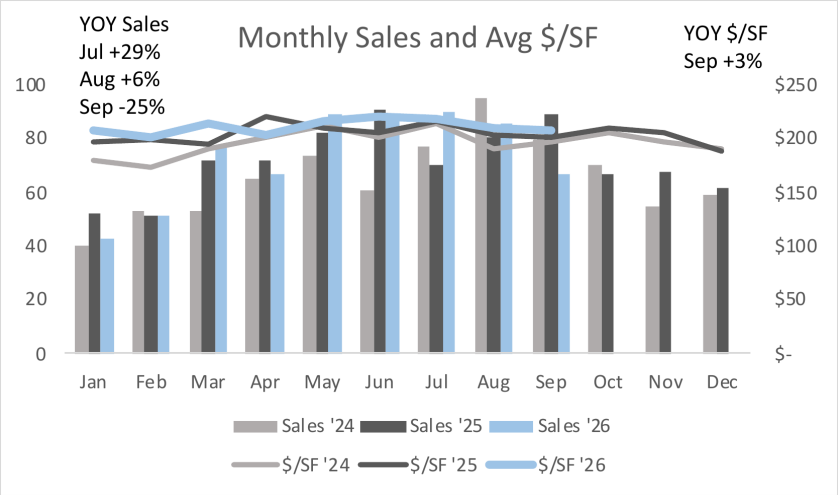
56
NEW PENDINGS
-38% from last month

67
CLOSED SALES
-22% from last month

$209
PRICE PER SQ FT
-1% from last month

$258K
AVG SALE PRICE
-6% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	138	120	93	890	966	9%
New Pendings	82	91	56	671	677	1%
Closed Sales	90	86	67	660	659	0%
Price/SF	$218	$211	$209	$206	$212	3%
Avg Price	$300,889	$274,234	$258,340	$260,764	$272,543	5%

<$200k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	19	13	7	136	132	-3%
New Pendings	15	13	3	111	98	-12%
Closed Sales	18	9	12	110	106	-4%
Price/SF	$159	$149	$152	$157	$158	1%

$200k-$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	88	85	71	583	637	9%
New Pendings	47	62	44	458	446	-3%
Closed Sales	45	62	43	427	411	-4%
Price/SF	$210	$207	$210	$211	$211	0%

>$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	31	22	15	171	197	15%
New Pendings	20	16	9	102	133	30%
Closed Sales	27	15	12	123	142	15%
Price/SF	$249	$244	$243	$222	$240	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Warren

Single-Family Homes

MONTHLY

230
SEP NEW LISTINGS
-4% from last month

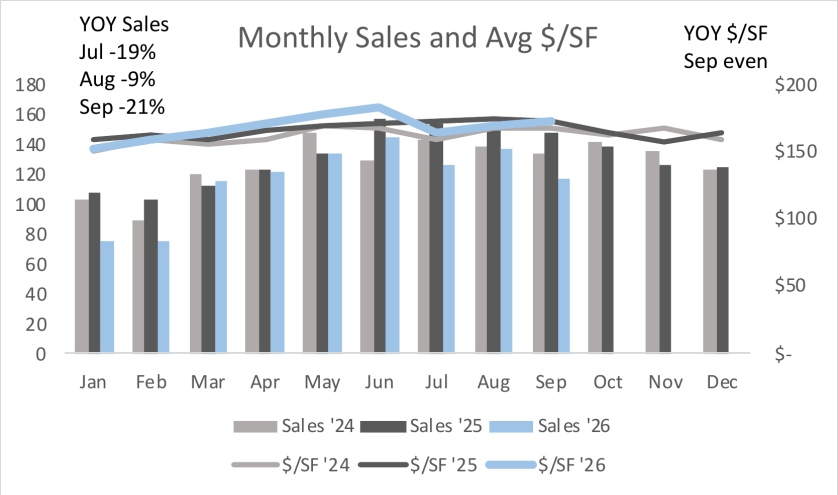
113
NEW PENDINGS
-16% from last month

117
CLOSED SALES
-15% from last month

$174
PRICE PER SQ FT
+2% from last month

$226K
AVG SALE PRICE
+5% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	244	239	230	1,762	1,854	5%
New Pendings	130	135	113	1,232	1,108	-10%
Closed Sales	126	137	117	1,193	1,048	-12%
Price/SF	$165	$171	$174	$169	$171	1%
Avg Price	$216,659	$215,513	$225,672	$205,475	$212,896	4%

<$125k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	32	40	42	359	322	-10%
New Pendings	16	24	20	241	177	-27%
Closed Sales	24	23	11	240	176	-27%
Price/SF	$95	$92	$89	$102	$98	-4%

$125k-$250k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	118	115	101	820	881	7%
New Pendings	59	67	55	573	540	-6%
Closed Sales	57	61	55	535	488	-9%
Price/SF	$169	$167	$168	$165	$168	2%

>$250k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	94	84	87	583	651	12%
New Pendings	55	44	38	418	391	-6%
Closed Sales	45	53	51	418	384	-8%
Price/SF	$185	$195	$191	$194	$193	-1%

Data source: Realcomp MLS using Great Lakes Repository Data.

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OCT 2026
HOUSING REPORT

Livingston County

Single-Family Homes

MONTHLY

274
SEP NEW LISTINGS
-6% from last month

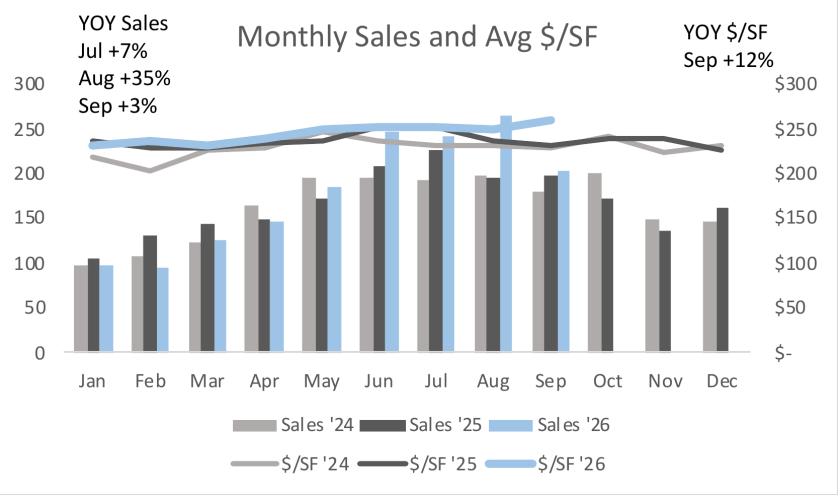
177
NEW PENDINGS
-24% from last month

202
CLOSED SALES
-23% from last month

$260
PRICE PER SQ FT
+4% last month

$519K
AVG SALE PRICE
+2% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	350	292	274	2,076	2,287	10%
New Pendings	240	232	177	1,557	1,680	8%
Closed Sales	242	264	202	1,530	1,610	5%
Price/SF	$251	$250	$260	$239	$247	4%
Avg Price	$495,976	$506,428	$518,751	$468,661	$488,577	4%

<$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	50	34	43	335	340	1%
New Pendings	40	29	27	292	256	-12%
Closed Sales	35	43	24	265	229	-14%
Price/SF	$148	$159	$180	$162	$165	2%

$300k-$500k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	144	128	120	968	1,032	7%
New Pendings	114	114	87	765	827	8%
Closed Sales	119	106	101	744	777	4%
Price/SF	$234	$226	$228	$223	$225	1%

>$500k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	156	130	111	773	915	18%
New Pendings	86	89	63	500	597	19%
Closed Sales	88	115	77	521	604	16%
Price/SF	$290	$283	$300	$275	$283	3%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

St. Clair County

Single-Family Homes

MONTHLY

181
SEP NEW LISTINGS
-23% from last month

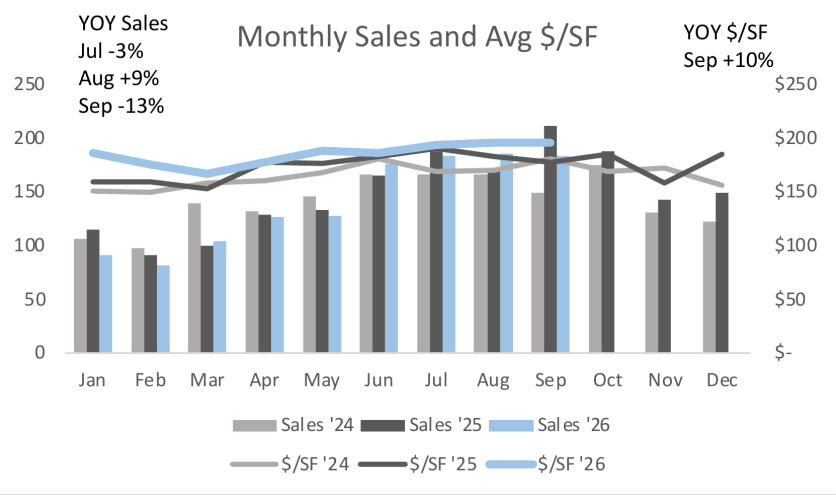
161
NEW PENDINGS
-13% from last month

183
CLOSED SALES
-2% from last month

$196
PRICE PER SQ FT
even with last month

$318K
AVG SALE PRICE
-2% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	280	236	181	1,826	1,826	0%
New Pendings	170	186	161	1,373	1,301	-5%
Closed Sales	183	186	183	1,303	1,258	-3%
Price/SF	$193	$196	$196	$176	$187	6%
Avg Price	$308,017	$323,057	$317,808	$290,107	$304,038	5%

<$200k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	89	56	53	592	503	-15%
New Pendings	48	41	44	474	376	-21%
Closed Sales	47	50	50	431	362	-16%
Price/SF	$119	$121	$124	$110	$113	3%

$200k-$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	122	116	91	796	890	12%
New Pendings	92	96	76	622	661	6%
Closed Sales	97	89	88	610	627	3%
Price/SF	$186	$190	$184	$179	$183	3%

>$400k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	69	64	37	438	433	-1%
New Pendings	30	49	41	277	264	-5%
Closed Sales	39	47	45	262	269	3%
Price/SF	$255	$245	$255	$228	$246	8%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Genesee County

Single-Family Homes

MONTHLY

579
SEP NEW LISTINGS
-9% from last month

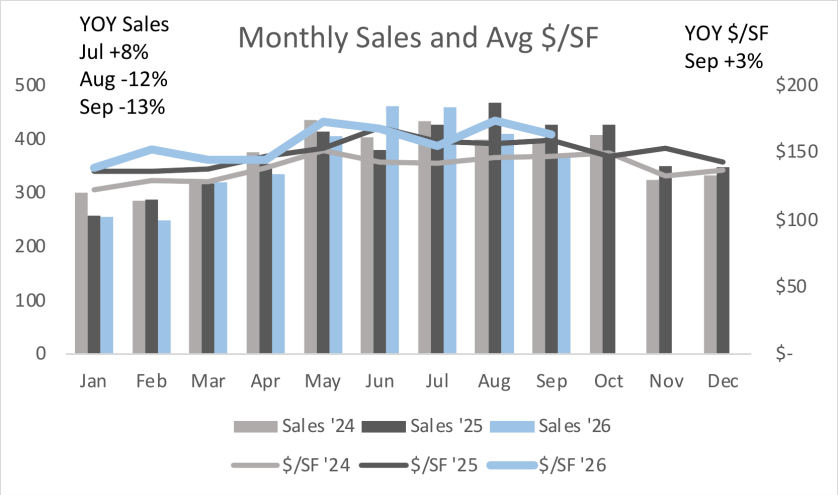
379
NEW PENDINGS
-10% from last month

370
CLOSED SALES
-10% from last month

$164
PRICE PER SQ FT
-6% from last month

$247K
AVG SALE PRICE
-9% from last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	665	639	579	4,524	4,743	5%
New Pendings	405	420	379	3,479	3,417	-2%
Closed Sales	458	410	370	3,329	3,263	-2%
Price/SF	$155	$174	$164	$152	$159	5%
Avg Price	$238,917	$272,305	$246,852	$231,827	$244,533	5%

<$150k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	222	199	183	1,618	1,572	-3%
New Pendings	132	121	112	1,164	1,058	-9%
Closed Sales	139	117	102	1,104	1,001	-9%
Price/SF	$64	$73	$73	$68	$66	-2%

$150k-$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	235	242	223	1,668	1,727	4%
New Pendings	148	173	145	1,424	1,366	-4%
Closed Sales	192	149	150	1,359	1,276	-6%
Price/SF	$154	$157	$161	$152	$155	2%

>$300k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	208	198	173	1,238	1,444	17%
New Pendings	125	126	122	891	993	11%
Closed Sales	127	144	118	866	986	14%
Price/SF	$207	$226	$208	$206	$211	2%

Data source: Realcomp MLS using Great Lakes Repository Data.

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HOUSING REPORT

Monroe County

Single-Family Homes

MONTHLY

188
SEP NEW LISTINGS
-1% from last month

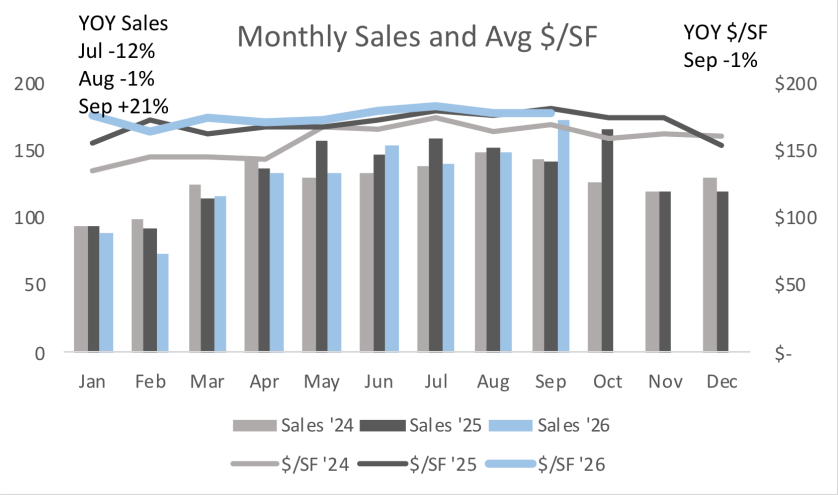
127
NEW PENDINGS
-24% from last month

173
CLOSED SALES
+15% from last month

$179
PRICE PER SQ FT
+1% from last month

$299K
AVG SALE PRICE
-7% last month

Closed Sales



All Price Ranges

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	194	189	188	1,501	1,448	-4%
New Pendings	167	168	127	1,251	1,181	-6%
Closed Sales	140	150	173	1,198	1,164	-3%
Price/SF	$184	$178	$179	$172	$177	3%
Avg Price	$313,447	$322,809	$299,282	$282,524	$299,494	6%

<$200k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	58	38	47	418	358	-14%
New Pendings	36	35	38	352	288	-18%
Closed Sales	24	33	40	321	278	-13%
Price/SF	$101	$101	$118	$114	$111	-3%

$200k-$350k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	81	80	70	668	607	-9%
New Pendings	74	80	54	586	539	-8%
Closed Sales	65	62	76	584	524	-10%
Price/SF	$174	$169	$174	$172	$174	1%

>$350k

	Jul '26	Aug '26	Sep '26	YTD through September 30th 2025	2026	(+/-)
Listings Taken	55	71	71	415	483	16%
New Pendings	57	53	35	313	354	13%
Closed Sales	51	55	57	293	362	24%
Price/SF	$216	$208	$206	$206	$207	0%

Data source: Realcomp MLS using Great Lakes Repository Data.

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